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04/24/23

Accrual Basis

Blitman Saratoga, LLC

Balance Sheet

As of March 31, 2023

| | Mar 31, 23 |
|-------------------------------------|---------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| M&T Checking 3440 | 15,252.69 |
| Total Checking/Savings | 15,252.69 |
| Other Current Assets | |
| Mechanics Lien Escrow | 1,375.00 |
| Preconfirmation Escrow | 975,000.00 |
| Range Hood Escrow 57 Jane | 1,200.00 |
| Selling Commissions - Escrow | 70,050.00 |
| Total Other Current Assets | 1,047,625.00 |
| Total Current Assets | 1,062,877.69 |
| Other Assets | |
| Deferred Construction Costs | |
| 11 Jane Street | 5,596.40 |
| 47 Jane Street | 1,164.31 |
| 49 Jane Street | 2,288.56 |
| 59 Jane Street | 12,609.67 |
| 6 Katie Lane | 181,934.06 |
| 8 Katie Lane | 119,100.37 |
| 9 Jane Street | 187,352.02 |
| Deferred Construction Costs - Other | 596,985.51 |
| Total Deferred Construction Costs | 1,107,030.90 |
| Escrow-Attorney Account | 31,100.00 |
| Funds Held by Homestead | 17,400.00 |
| Hard Site and Gen Cond | 3,957,647.38 |
| Land | 415,561.90 |
| Nat Grid Electric Deposit 6&7 | 87,611.64 |
| Nat Grid Gas Deposit 6&7 | 75,050.92 |
| Soft Costs | |
| HOA Fees | 268.80 |
| Interest Expense | 264,305.86 |
| Management Fees | 17,255.73 |
| Office Expense | 13,430.86 |
| Property Taxes | 131,500.66 |
| Water & Sewer | 3,351.85 |
| Soft Costs - Other | 1,766,016.40 |
| Total Soft Costs | 2,196,130.16 |
| Step Basis Adjustment | 102,459.00 |
| Total Other Assets | 7,989,991.90 |
| TOTAL ASSETS | 9,052,869.59 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| Accrued Expenses | 178,858.73 |
| Accrued Expenses-New | 21,718.11 |
| Accrued Property Taxes-New | 137,849.87 |
| Total Other Current Liabilities | 338,426.71 |
| Total Current Liabilities | 338,426.71 |
| Long Term Liabilities | |
| Accrued Interest-Saratoga Fund | 170,384.55 |
| Due to Goren Brothers | 3,300,000.00 |
| Due to Goren Brothers LP | 24,144.24 |
| Due to Goren Cousins LLC | 1,700,000.00 |

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| Due to Saratoga Funding | 2,456,873.59 |
| Due to SV | 563,667.00 |
| Purchasers Deposits-Base Cont | 81,100.00 |
| Purchasers Deposits-Upgrades | 99,469.00 |
| Total Long Term Liabilities | 8,395,638.38 |
| Total Liabilities | 8,734,065.09 |
| Equity | |
| Capital-GB | -74,360.07 |
| Capital-GSP | -64,123.62 |
| Capital-HNB | 883,432.04 |
| Capital-SV | -48,372.54 |
| Capital-TPK | -45,597.22 |
| Retained Earnings | -208,689.28 |
| Net Income | -123,484.81 |
| Total Equity | 318,804.50 |
| TOTAL LIABILITIES & EQUITY | 9,052,869.59 |